



Virginia
Regulatory
Town Hall

townhall.virginia.gov

Exempt Action Proposed Regulation Agency Background Document

Agency name	Board of Housing and Community Development
Virginia Administrative Code (VAC) citation	<u>13 VAC 5-91</u>
Regulation title	Virginia Industrialized Building Safety Regulations
Action title	Amend and Update Virginia Industrialized Building Safety Regulations
Document preparation date	April 3, 2007

When a regulatory action is exempt from executive branch review pursuant to § 2.2-4002 or § 2.2-4006 of the Administrative Process Act (APA), the agency is encouraged to provide information to the public on the Regulatory Town Hall using this form.

Note: While posting this form on the Town Hall is optional, the agency must comply with requirements of the Virginia Register Act, the *Virginia Register Form, Style, and Procedure Manual*, and Executive Orders 36 (06) and 58 (99).

Summary

Please provide a brief summary of all regulatory changes, including the rationale behind such changes. Alert the reader to all substantive matters or changes. If applicable, generally describe the existing regulation.

The Virginia Industrialized Building Safety Regulations (IBSR) are regulations governing the in-factory construction of industrialized buildings, which are also known as modular buildings. The regulations provide the same standards for construction as those buildings constructed on-site and regulated by the Virginia Uniform Statewide Building Code (13 VAC 5-63) (the "USBC"). Both regulations utilize nationally recognized model building codes and standards to provide the technical requirements for the actual construction of the regulated buildings. The model codes are produced by the International Code Council and every three years new editions of the model codes become available. At that time, the Board of Housing and Community Development initiates a regulatory action to incorporate the newer editions of the model codes into the regulations through the publishing of a proposed regulation. Those affected by the regulations then review the proposed regulations to assure that the newest model codes and standards reflect the minimum standards necessary for the safe construction of such buildings and structures. After the publishing of the proposed regulations, the board establishes a comment period for the acceptance of code change proposals to modify the model codes and standards or any provisions of the entire regulation. Code change proposals are assimilated into a compilation document containing a staff evaluation of each proposal and the compilation document is reviewed by client groups during a second comment period and additional comment on each proposal is accepted. A public hearing is also

held. The board then considers all comments on all proposals and develops a final regulation to complete the regulatory process.

Changes in the proposed regulation may be categorized into two groups. The first are changes necessary to incorporate the newest editions of the nationally recognized model codes and standards into the regulations. These changes are located in § 13 VAC 5-91-160. The newest editions of the model codes are the 2006 editions.

The second group of changes are general clarifications and correlation changes. These changes are simply to more closely match legislative language and to coordinate the application of the regulations with the USBC and with the Virginia Manufactured Home Safety Regulations (13 VAC 5-95). This group of changes may be found in §§ 13 VAC 5-91-20 – 13 VAC 5-91-100 and in § 13 VAC 5-91-270.

As discussed above in the description of the procedures the board uses to update its building and fire regulations, since all the regulations are interrelated and must be coordinated, the board will consider code change proposals on all provisions of this regulation during the comment period after the proposed regulations are published.

Family impact

Assess the impact of this regulatory action on the institution of the family and family stability.

The proposed regulations do not have an impact on the institution of the family and family stability.